



ZONING HEARING EXAMINER'S AGENDA

TUESDAY, March 21, 2023 9:00 A.M.

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Robert Lucero, Esq., Zoning Hearing Examiner
Lorena Patten-Quintana, ZHE Planner
Suzie Sanchez, ZHE Administrative Assistant

 For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.

PLEASE ADDRESS ALL CORRESPONDENCE TO:
Robert Lucero, Esq., Zoning Hearing Examiner at
suzannasanchez@cabq.gov

NOTICE TO PEOPLE WITH DISABILITIES: If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.

INTERPRETER NEEDED:

- | | | | |
|----|---------------|--------------------------------|---|
| 1. | VA-2023-00028 | Project#
PR-2023-
008187 | Roberta Lira (Agent, Jesus Lira) requests a permit carport for Lot 8, Block 14, Baron Burg Heights Mendelsbergs, located at 629 Cardenas DR SE, zoned R-1B [Section 14-16-5-5(F)(2)(a)(3)(b)] DEFERRAL |
|----|---------------|--------------------------------|---|

OLD BUSINESS:

2. VA-2023-00006 Project# Jonathan & Tara Maple (ABQ Land Use Consulting, Carl Garcia) requests a
PR-2023-008062 variance of 5 feet to the 20 foot front yard setback for Lot 5, Alvarado
Gardens Unit 1, located at 2311 Campbell Rd NW, zoned R-A [Section 14-
16-5-1(C)] **WITHDRAWN**
3. VA-2023-00026 Project# Jonathan & Tara Maple (ABQ Land Use Consulting, Carl Garcia) requests a
PR-2023-008062 variance of 5 feet to the required 10 feet side yard setback for Lot 5,
Alvarado Gardens Unit 1, located at 2311 Campbell Rd NW, zoned R-A
[Section 14-16-5-1(C)] **WITHDRAWN**
4. VA-2023-00013 Project# Vallianos Commercial, LLC (Agent, Justin Hutcherson) requests a
PR-2023-008068 conditional use for nicotine retail use with cannabis retail for Lot 24-A, Block
9, Homestead & Gardenspot Addn, located at 800 3RD ST NW, zoned
[Section 14-16-4-3(D)(40)(b)] **APPROVAL**
5. VA-2023-00014 Project# Anthem Oil, LLC (Agent, Tripp Steele) requests a conditional use to allow for
PR-2023-008069 light vehicle sales in the MX-L zone for Lot X, Block D, North Carlisle Addn
Redivision Plat, located at 4000 Carlisle BLVD NE, zoned MX-L [Section 14-
16-4-3(D)(20)] **WITHDRAWN**

NEW BUSINESS:

6. VA-2023-00027 Project# Angela D & Eremita Raymie Vigil requests a variance of 10-7” feet to the
PR-2022-007707 required 15-foot front yard setback for Lot 17, Block 7, Victory Addn First
Unit OF, located at 2714 Santa Clara SE, zoned R-1B [Section 14-16-5-
1(C)] **APPROVAL**
7. VA-2023-00029 Project# Kim Corcoran (Agent, Sumi Adams) requests a conditional use to allow for a
PR-2023-008188 family home daycare up to 12 children for Lot 15, Block 8, Santa Fe Addn,
located at 905 Pacific AVE SW, zoned R-1A [Section 14-16-4-2]
DEFERRAL
8. VA-2023-00030 Project# Vonda Long (Agent, Jeff Speck) requests a conditional use to allow an
PR-2023-008189 accessory dwelling unit without a kitchen in the R-1 zone district for Lot 4,
Block 1, Sunrise Call Addn Unit 2, located at 916 Vassar DR NE, zoned R-1
[Section 14-16-4-3(F)(5)(g)] **APPROVAL**
9. VA-2023-00031 Project# Vonda Long (Agent, Jeff Speck) requests a variance of 5 feet to the required
PR-2023-008189 5 feet side yard setback for Lot 4, Block 1, Sunrise Call Addn Unit 2, located
at 916 Vassar DR NE, zoned R-1 [Section 14-16-5-1(C)] **APPROVAL**
10. VA-2023-00032 Project# Jennifer Maestas requests a taller wall-permit major for Lot 213A1B,
PR-2023-008190 MRGCD Map 41, located at 1911 John ST SE, zoned R-1A [Section 14-16-
5-7(D)(3)] **APPROVAL**

11. VA-2023-00033 Project# Jennifer Maestas requests a variance of 3 feet to the 3 foot maximum wall
PR-2023- height in the front yard for Lot 213A1B, MRGCD Map 41, located at 1911
008190 John ST SE, zoned R-1A [Section 14-16-5-7(D)(1)] **DENIAL**
12. VA-2023-00034 Project# Roberto Saenz requests a taller wall-permit major in the front yard for Lot
PR-2023- 13A, Block 2, New Era Fruit Addn, located at 208 Avenida Cesar Chavez
008191 SE, zoned R-1A [Section 14-16-5-7(D)(2)] **APPROVAL**
13. VA-2023-00035 Project# Vic Strasburger (Agent, Michael Torrez) requests a conditional use to allow
PR-2023- an accessory dwelling unit without a kitchen for Lot 3, Block C, Lee Acres,
008192 located at 526 Solar RD NW. zoned R-1D [Section 14-16-4-3(F)(5)(g)]
APPROVAL
14. VA-2023-00036 Project# Steven Alamillo requests a conditional use to allow an accessory dwelling
PR-2023- unit without a kitchen for Lot 21, Block 14, Foothills Estates, located at 529
008193 Hillview Court NE, zoned R-1B [Section 14-16-4-3(F)(5)(g)] **APPROVAL**
15. VA-2023-00037 Project# Adrian Oglesby requests a variance of up to 4-feet and 4-inches to both side
PR-2019- setbacks for Lot 51, MRGCD Map 35, located at 2103 Los Luceros Rd NW,
002186 zoned R-A [Section 14-16-5-1(C)(1)] **APPROVAL**
16. VA-2023-00038 Project# Carlos Zamora requests a variance of 40 ft to the required 45 ft open space
PR-2022- buffer as indicated on the final plat for Lot 17A, Block 7, Volcano Cliffs Unit
006500 5, located at 8001 Shiprock CT NW, zoned R-1D [Section 14-16-5-
2(J)(2)(a)(1)] **CONTINUANCE**
17. VA-2023-00039 Project# Adrian Escobedo requests a conditional use to allow for outdoor storage of
PR-2023- tires in an MX-M zone for Lot B1, Block 4, Rosita Addn, located at 1610
008200 Coors BLVD NW, zoned MX-M [Section 14-16-4-2] **APPROVAL**
18. VA-2023-00040 Project# St. Mark's in the Valley Day School (Agent, America's General Contractor's)
PR-2023- requests a variance of 15 feet to the required 15 feet rear setback for Lot 4A,
008201 Block 1, Stronghurst Addn, located at 2913 Commercial ST NE, zoned R-1D
[Section 14-16-5-1(C)] **WITHDRAWN**
19. VA-2023-00041 Project# St. Mark's in the Valley Day School (Agent, America's General Contractor's)
PR-2023- requests a variance of 10 feet to the required 10 feet side yard setback for
008201 Lot 4A, Block 1, Stronghurst Addn, located at 2913 Commercial ST NE,
zoned R-1D [Section 14-16-5-1(C)] **WITHDRAWN**
20. VA-2023-00042 Project# Robert Potts requests a permit- wall major in the street side yard for Lot 8A-
PR-2023- P1, Block 12, Vista Vieja Unit 3, located at 7115 Vista Terraza DR NW,
008208 zoned R-1B [Section 14-16-5-7(D)(3)(a)(2)] **APPROVAL**
21. VA-2023-00043 Project# Robert Potts requests a variance of 3 feet to require 3 feet block wall height
PR-2023- the street side yard for Lot 8A-P1, Block 12, Vista Vieja Unit 3, located at
008208 7115 Vista Terraza DR NW, zoned R-1B [Section 14-16-5-7(D)(3)(a)(2)]
APPROVAL

22. VA-2023-00044 Project# Marie Vigil requests a taller wall permit major in the front yard for Lot 24, Block 9, Butterfield 2, located at 5419 Kachina ST NW, zoned R-1B [Section 14-16-5-7(D)(3)(a)2] **APPROVAL**
23. VA-2023-00045 Project# Maverik Inc. – Troy Jorgensen (Agent, Tierra West) requests a conditional use to allow for liquor retail sales in an MX-M zone within 500 feet of a residential zone for Lot A, Block 8, La Cuesta, located at 650 Juan Tabo BLVD NE, zoned MX-M [Section 14-16-4-2] **APPROVAL**
24. VA-2023-00046 Project# Maverik Inc. – Troy Jorgensen (Agent, Tierra West) requests a conditional use to allow for liquor retail in an NR-LM zone for Lot 7, Cutter Industrial Park Unit 6, located at 3737 Princeton DR NE, zoned NR-LM [Section 14-16-4-2] **APPROVAL**
25. VA-2023-00047 Project# Maverik Inc. – Troy Jorgensen (Agent, Tierra West) requests a conditional use to allow for liquor retail for Lot 11B, Avalon Unit 5, located at 9701 Bluewater RD NW, zoned NR-BP [Section 14-16-4-2] **APPROVAL**
26. VA-2023-00048 Project# Maverik Inc. – Troy Jorgensen (Agent, Tierra West) requests a conditional use to allow for liquor retail sales in an MX-M zone within 500 feet of a residential zone for Lot G2B1, Montgomery Complex, located at 3601 Montgomery BLVD NE, zoned MX-M [Section 14-16-4-2]
27. VA-2023-00049 Project# 3417 Central LLC (Agent, Chris Lee) requests a conditional use to allow for on-site cannabis consumption for Lot 11, Block 5, Monte Vista Addn, located at 3417 Central Ave NE, zoned MX-M [Section 14-16-4-2] **CONTINUANCE**
28. VA-2023-00050 Project# 1416 Management Group, LLC (Agent, Chris Lee) requests a conditional use to allow for cannabis retail within 600 ft of another cannabis retail for Lot Z2A1, Block 12, Eastridge Addn Unit 4, located at 1416 Juan Tabo BLVD NE, zoned MX-L [Section 14-16-4-2] **WITHDRAWN**
29. VA-2023-00051 Project# First Nations Community Healthsource (Agent, Lee Gamelsky) requests a conditional use to allow for warehousing in an MX-M zone for Lot 1-A, Block 38, Valley View Addn, located at 5110 Copper AVE NE, zoned MX-M [Section 14-16-4-2] **APPROVAL**
30. VA-2023-00052 Project# Red Shamrock 12, LLC (Agent, Modulus Architects) request a variance of 111.6 sq ft to exceed the allowed area of 75 sq ft for a freestanding on-premises sign in CPO-2 for Lots 1-10, University of ABQ Urban Center, located at 3801 Coors BLVD NW, zoned NR-C [Section 14-16-5-12(F)(2)] **APPROVAL WITH CONDITIONS**
31. VA-2023-00053 Project# Red Shamrock 12, LLC (Agent, Modulus Architects) requests a variance of 1 freestanding sign to 1 freestanding sign allowed per street frontage (Coors Blvd) in CPO-2 for Lots 1-10, University of ABQ Urban Center, located at 3801 Coors BLVD NW, zoned NR-C [Section 14-16-3-4(C)(5)(f)(2)(a)] **APPROVAL WITH CONDITIONS**

32. VA-2023-00054 Project# Jeff Lawrence (Agent, JAG Planning & Zoning) request for a permit fence major in the street side yard for Lot J, Block P, Thomas Addn, located at 8912 Natalie AVE NE, zoned R-1C [Section 14-16-5-7(D)(3)(a)(2)]
PR-2023-008212 **APPROVAL**
33. VA-2023-00055 Project# Jeff Lawrence (Agent, JAG Planning & Zoning) request a variance of 3 ft to the required 3 ft wall height in the street side yard for Lot J, Block P, Thomas Addn, located at 8912 Natalie AVE NE, zoned R-1C [Section 14-16-5-7(D)(1)] **APPROVAL**
PR-2023-008212
34. VA-2023-00056 Project# Ruben Medina and Lara McKean (Agent, Douglas Jones) request a conditional use to allow an accessory dwelling unit without a kitchen for Lot 16, Block 2, Victory Addition NO 1, located at 2825 Santa Clara AVE SE, zoned R-1B [Section 14-16-4-2] **APPROVAL**
PR-2023-008243